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Energy Efficiency Rating		
Very energy efficient - lower running costs		
A		
B		86
C		
D	64	
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their Conveyancer or Surveyor. Items shown in photographs are not necessarily included in the sale. The room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances and carpets. While we endeavour to make sales particulars accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the position for you with the seller, especially if you are contemplating travelling some distance to view the property. Any mention of parking, allocated parking or off road parking has not been checked by the agent and the buyer is advised to seek verification from their Conveyancer.

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Wellgarth Road, Featherstone, WF7 5LZ Three Bedroom Mid Terraced, **£125,000**

Opportunity to Renovate Throughout : Spacious Lounge : Good Size Kitchen : Double Bedrooms Throughout : Good Sized Bathroom : Sunny Positioned Rear Garden : Enclosed Front Garden : Quiet Residential Location : Good Access to Purston Park, Supermarkets and Schools

PROPERTY DETAILS

Enfields are delighted to offer for sale this three bedroom mid terraced property, situated in a quiet and sought after location in Featherstone. With the opportunity for a full renovation throughout, this property offers excellent potential for a buyer looking to create a family home or investment opportunity.

To the ground floor, the property comprises of a spacious lounge with a well proportioned layout, offering an ideal space for a media wall renovation or feature focal point. There is a large dining kitchen which presents the perfect opportunity for entertaining, ideal for modern family living. To the first floor, the accommodation offers three good sized bedrooms, all of which could comfortably accommodate double beds. A well proportioned bathroom completes the upstairs layout, providing ample space for a modern three piece suite.

Externally, the property benefits from an enclosed front garden adding to the curb appeal. To the rear, there is a large, sunny-positioned garden with plenty of space for outdoor seating, while retaining a large garden area.

Conveniently situated, this property is just a short distance from a variety of local amenities, including cafes, restaurants, pubs, and shops, with major supermarkets like Aldi and Lidl nearby. It is located right next to the popular Purston Park whilst offering easy access to the local skatepark and facilities such as Featherstone Sports Complex. The property is in close proximity to both primary and secondary schools, including Featherstone Academy and St Wilfrid's. The area also benefits from excellent transport links by rail, bus, and motorway, providing easy connections to Pontefract, Wakefield, Leeds, and beyond. Freehold: Energy Performance Rating D: Council Tax Band A.

Entrance Hallway

Enter through UPVC door with double glazed opaque window panel to front aspect. Gas central heated radiator and stairs leading to first floor landing. Door leading into lounge.

Lounge

16' 1" x 11' 10" (4.90m x 3.60m)

Gas central heated radiator and UPVC double glazed windows to front and rear aspect. Feature cast iron coal stove and door through to dining kitchen.

Dining Kitchen

16' 1" x 9' 10" (4.90m x 3.00m)

High and low level storage units with laminate square edged work surfaces and tiled splashbacks. Inset stainless steel sink with draining board and chrome tap. Space and plumbing for washing machine. Gas central heated radiator and tiled floors. UPVC double glazed windows to front and rear aspect. Useful understairs storage cupboard. UPVC door with double glazed opaque window panel leading to rear garden.

First Floor Landing

Gas central heated radiator and UPVC double glazed window to rear aspect. Loft access and doors leading into other rooms.

Bedroom One

12' 6" x 9' 10" (3.80m x 3.00m)

UPVC double glazed window to front aspect and built in storage cupboard.

Bedroom Two

8' 2" x 11' 10" (2.50m x 3.60m)

UPVC double glazed window to front aspect.

Bedroom Three

7' 3" x 8' 10" (2.20m x 2.70m)

Gas central heated radiator to rear aspect. UPVC double glazed window to rear aspect.

House Bathroom

6' 7" x 8' 9" (2.00m x 2.65m)

Three piece suite comprising of a low level W/C. Pedestal handwash basin with tiled splashbacks. Panelled bath with chrome taps and showerhead attachment over. Tiled walls to splash prone areas. Gas central heated radiator and UPVC double glazed opaque window to rear aspect.

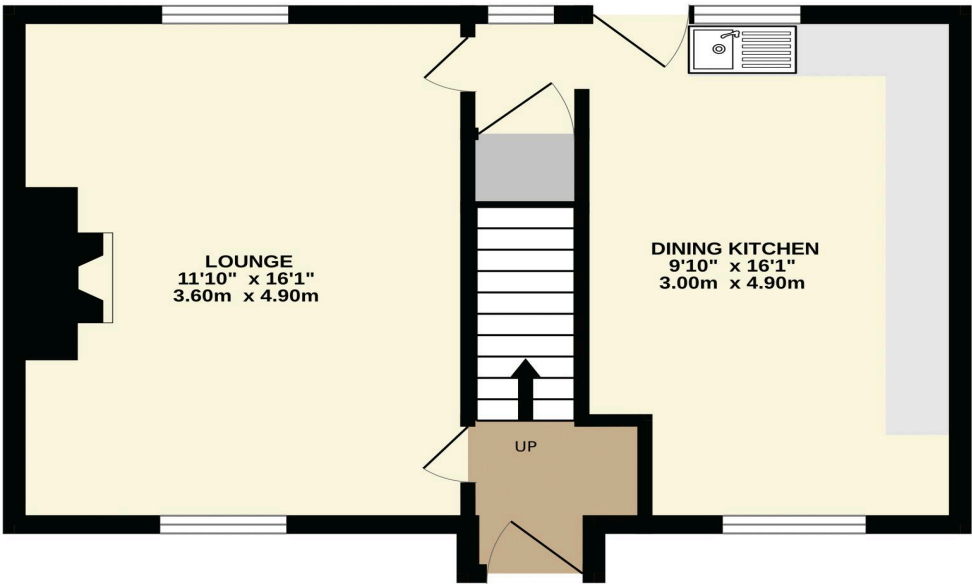
Outside

Front of the property has a garden which is mainly laid to lawn with bushes and shrubs to borders and a stone walkway leading to front door. Accessed via a timber gate. Stone wall and hedging to boundaries. Rear garden being mainly laid to lawn with a stone patio area. Bushes shrubs and trees to borders. Timber fencing to boundaries. Timber shed for storage and a brick outside storage room.

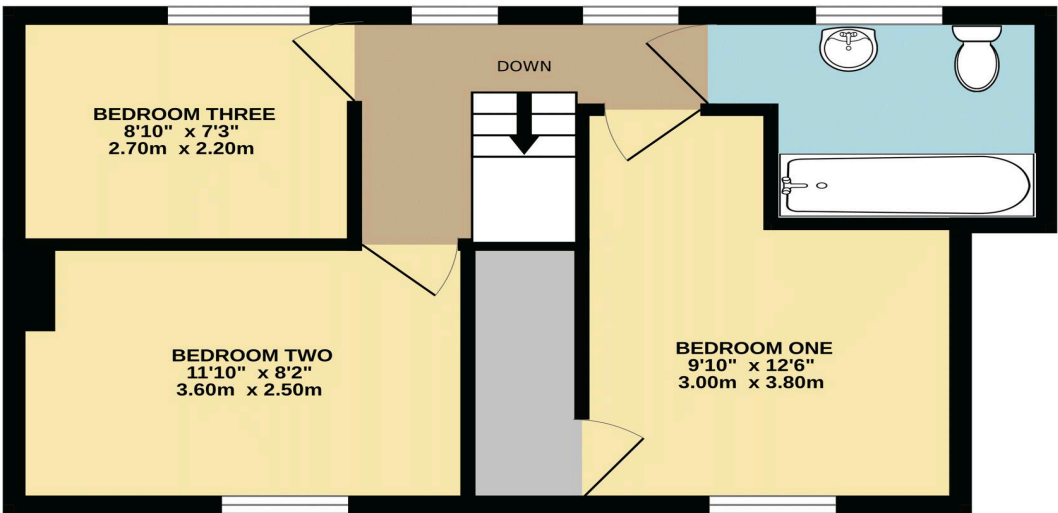
Property Particulars D1

FLOOR PLANS

GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 783 sq.ft. (72.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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